

THE LONG & FOSTER MARKET MINUTE™

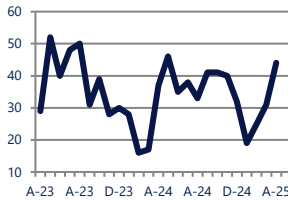
FOCUS ON: **SOUTHAMPTON, HOLLAND, AND RICHBORO HOUSING MARKET**

APRIL 2025

Zip Code(s): 18966 and 18954

Units Sold

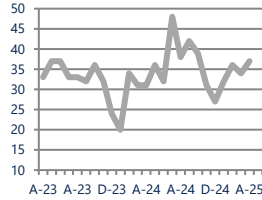
44



Up 19%
Vs. Year Ago

Active Inventory

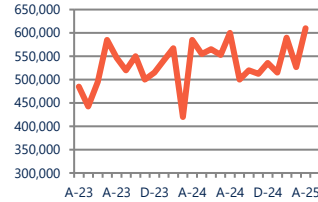
37



Up 19%
Vs. Year Ago

Median Sale Price

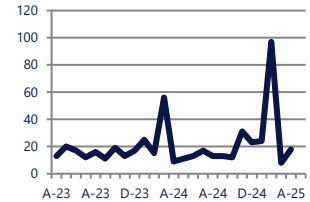
\$609,950



Up 4%
Vs. Year Ago

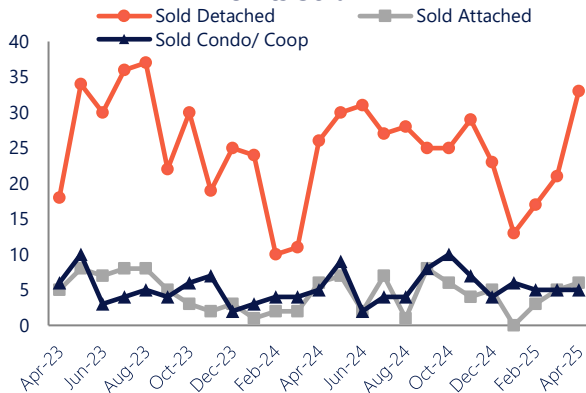
Days On Market

18



Up 100%
Vs. Year Ago

Units Sold*



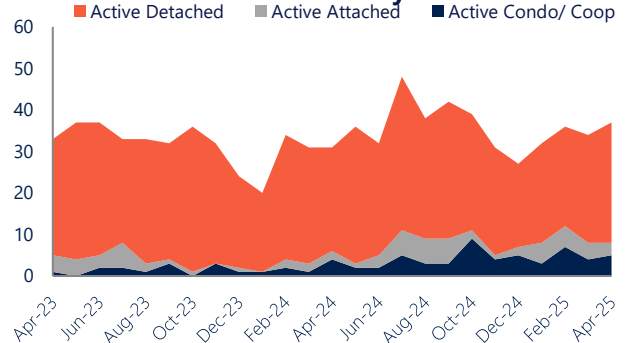
Units Sold

There was an increase in total units sold in April, with 44 sold this month in Southampton, Holland, and Richboro. This month's total units sold was higher than at this time last year.

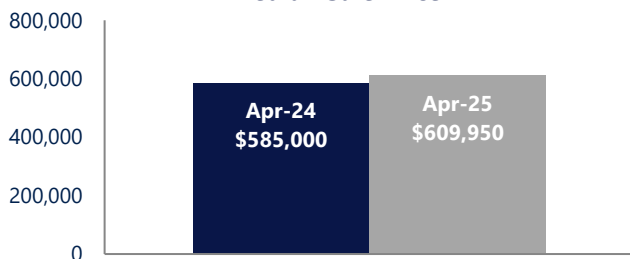
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 19%. The total number of active inventory this April was 37 compared to 31 in April 2024. This month's total of 37 is higher than the previous month's total supply of available inventory of 34, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Southampton, Holland, and Richboro Homes was \$585,000. This April, the median sale price was \$609,950, an increase of 4% or \$24,950 compared to last year. The current median sold price is 16% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Southampton, Holland, and Richboro are defined as properties listed in zip code/s 18966 and 18954.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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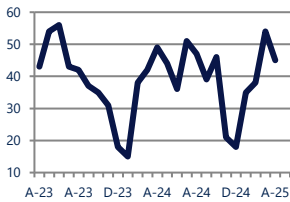
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APRIL 2025

Zip Code(s): 18966 and 18954

New Listings

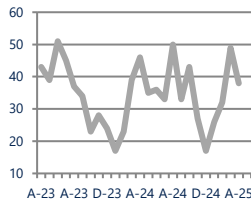
45



Down -8%
Vs. Year Ago

Current Contracts

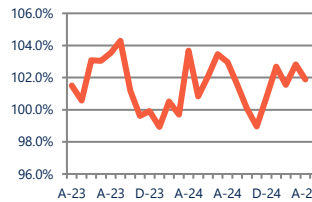
38



Down -17%
Vs. Year Ago

Sold Vs. List Price

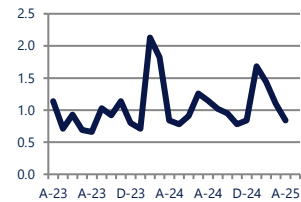
101.9%



Down -1.7%
Vs. Year Ago

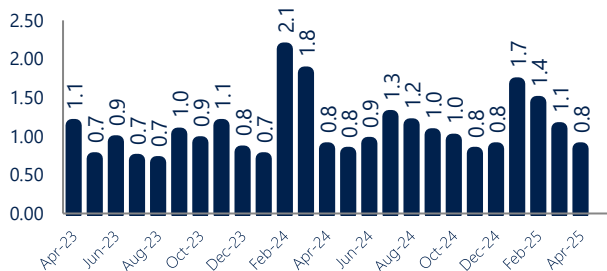
Months of Supply

0.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

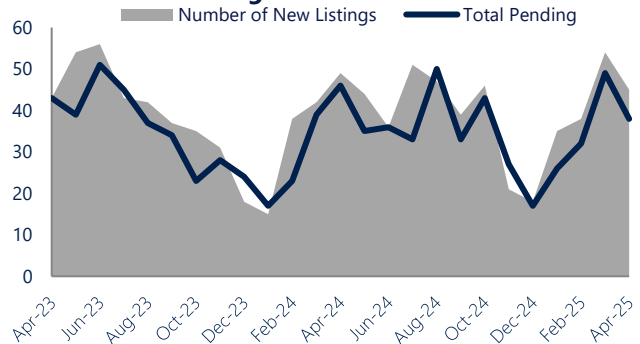
In April, there was 0.8 months of supply available in Southampton, Holland, and Richboro. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

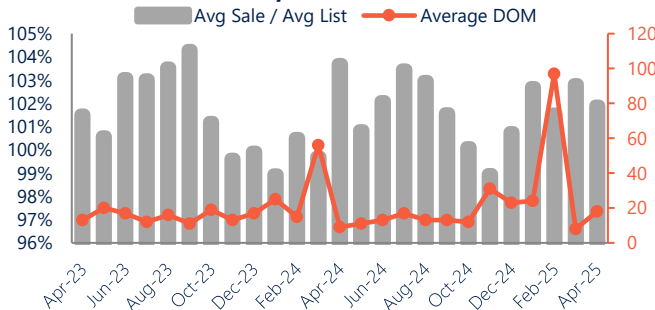
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Southampton, Holland, and Richboro compared to 49 in April 2024, a decrease of 8%. There were 38 current contracts pending sale this April compared to 46 a year ago. The number of current contracts is 17% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Southampton, Holland, and Richboro was 101.9% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 9, an increase of 100%.

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